

Affordable Dwelling Unit Program Design Guidelines

January 27, 2010 DRAFT

1. Applicability & Purpose

Chapter 1450.03 of the Loudoun County Codified Ordinance authorizes the Affordable Dwelling Unit Advisory Board (ADUAB) to *“approve general specifications for prototypical single-family detached, single-family attached and multifamily affordable dwelling units”*. It states further that *“design and construction specifications shall be revised and approved when necessary by the ADUAB and to be structured so that affordable dwelling units offered for sale shall be affordable”* to the targeted households administered to in this program.

The Affordable Dwelling Unit Program Design Guidelines were developed by Loudoun County's Affordable Dwelling Unit Advisory Board (ADUAB) to provide a standard framework for the construction of Affordable Dwelling Units (ADUs) within the County. All for-sale ADUs constructed in accordance with Article VII of the Loudoun County Zoning Ordinance must comply with these adopted design guidelines.

These housing design guidelines, while general enough to allow for unique design elements and changing housing types, are intended to promote the design of ADUs that complement and blend in with surrounding market-rate housing units while at the same time ensuring a quality design. They also establish minimum square footages and standards.

These design guidelines will be reviewed by the ADUAB on an annual basis in coordination with the Loudoun County Department of Building and Development, Zoning Administration and the Loudoun County Department of Family Services. The Loudoun County Zoning Administrator or designee shall review, approve, and enforce **Section 4, Unit Location** and **Section 5, Compatibility** of this document for conformance with Article VII of the Loudoun County Zoning Ordinance. The Loudoun County Department of Family Services shall enforce **Section 3, Minimum Square Footages** and **Section 6, Minimum Standards**.

2. Unit Type Definitions

For the purposes of these design guidelines, the definitions in the Loudoun County Zoning Ordinance will determine the dwelling unit type with **the exception of two over two's, which are considered to be single family attached units. NOTE: DOUBLECHECK WITH ZONING.**

3. Minimum Square Footages

- a. For each unit type, there is an established minimum, base and maximum square footage depending on the number of bedrooms in the unit as shown in Table 1.
- b. Affordable Dwelling Units (ADUs) shall not be smaller than the minimum square foot size shown for that unit type. The base size shown is used to establish allowable sales price. No

constructed of multiple product types (for example, single family detached, single family attached, and multi-family), then the ADUs should be located in multiple product types with the exception of single family detached units.

- b. ADUs within a specific product type shall be interspersed to the greatest extent possible.
- c. ADUs shall not be located adjacent to, directly across, or diagonal from another ADU. Multi-family and two-over-two ADUs may touch vertically (i.e., be directly one floor above or one floor below another ADU). Single-family detached, attached and two-over-two ADUs may be back to back.
- d. Exceptions to the above may be considered by the Loudoun County Zoning Administrator or designee on a case-by-case basis for the following circumstances:
 - o Single family attached ADUs may be side to side if they mimic the size of nearby market rate units, for example by designing the units to appear as one large single family attached market rate unit in the same row of townhouses; and
 - o In subdivisions where the majority of the market rate units are single family detached, up to two single family attached ADUs may be grouped together in order to resemble a single family detached dwelling in terms of bulk and architectural elements. This design option is known as the "Great House".

For these units, architectural compatibility is critical. In these cases, elevation drawings or information regarding the proposed architectural design and building materials should be provided for review and determination for conformance with Article VII of the Loudoun County Zoning Ordinance.

5. Compatibility

Section 7-104(C) of the Loudoun County Zoning Ordinance requires that ADUs be *"of a building type and of an architectural style compatible with the residential units permitted within the zoning district in which they are located"*. The scale, massing, architectural design and construction of ADUs all contribute to ensuring that these units will be compatible with and similar to the market rate units in the same development. Building materials, façade treatments, and dimensions should also be similar to the market rate units so that ADUs cannot be easily identified within a development.

Building Massing and Scale Guidelines

- a. All ADUs shall comply with the minimum square foot size shown in Table 1 above.
- b. Additionally, the overall scale and massing of all ADUs shall be similar to that of surrounding market-rate units and comply with the following guidelines:
 - i. For single family detached ADUs, the overall square footage shall be at a minimum 70% of the median square footage of adjacent single family detached market-rate units (defined as the six closest structures to the ADU). The height of the ADUs at the front façade should be at a minimum 80% of the height of adjacent market-rate units.
 - ii. For single family attached and two-over-two ADUs, the width of units shall be at a minimum 70% of the width of adjacent single family attached market-rate units (defined as the units immediately on either side of the ADU). The front façade height of the ADU should be at a minimum 95% of the height of adjacent market-rate units with a similar

3. All ADU kitchens are to have a minimum 21" wide sink (actual bowl size) and the following appliances;
 - a. Frost free refrigerator of the minimum size shown below;
 - i. 0 to 1 bedroom units – 12 cubic feet (cf)
 - ii. 2 bedroom units – 14 cf.
 - iii. 3 bedroom units – 15 cf.
 - iv. 4 or more bedroom units – 18 cf.
 - b. 30" wide range minimum w/ exhaust hood (hood to have exhaust termination similar to market rate units (i.e. to interior or exterior)).
 - c. Minimum of a continuous clean oven
 - d. Dishwasher
 - e. Garbage disposal
4. Washer and dryer – minimum of a rough-in for future washer and dryer in attached and detached single family and two over two units. Rough-in also required for multi-family units where washer and dryer is not provided in the common area. All rough-ins to pass applicable inspections by the County.

Plumbing rough-in is defined as completion of the plumbing system within the floor and wall systems including drainage and venting, water supply and necessary supports. The plumbing system and exhaust components are to be terminated and capped off outside of the wall and floor systems.

Electrical rough-in includes wiring from the service panel to the locations served such as a junction box or outlet, per the applicable building code.

A dryer exhaust duct shall be roughed-in to the exterior (or to an unfinished space adjacent to the exterior) when the laundry area is surrounded by finished areas and the future installation of an exhaust duct to the exterior would require extensive cutting and patching of existing finishes.

5. All carpeting to meet minimum FHA specifications
6. Mechanical systems shall be sized and a duct rough-in provided to accommodate a finished basement where applicable.
7. For ADUs with garages or habitable area in direct contact with the ground, hose bibs (outdoor faucets) are required at the front and rear of ADUs where lawns/landscaping or a driveway is located. *<DRS> This may need more editing to be clear for all conditions*
8. ADUs in contact with the ground must provide at least one 32" wide (minimum) door for access to the rear of the unit, where open area exists. If the door provided is 30 inches or more above grade, a stair is required to grade.

- Energy Star appliances and Flowise plumbing fixtures
- Universal Design features
- On attached and detached single family units, where a door to the rear is not provided on the main living level located a story above grade, set a window at the correct header height to allow for a future door to a future deck if decks are an available option on the market rate units. *<DRS> This is to be for ADUs where the main living level is a full story above grade. The assumption is that there is probably a door to the rear at the lower level, but this could allow for access to a future deck at the higher level*

